

MOTION BY SUPERVISOR ZEV YAROSLAVSKY

October 7, 2008

Since 2003 the Third District has been working with Communities in Schools (CIS), a 501(c)(3) non-profit corporation, to establish a Job Training Center (Center) for at-risk and probation youth in the northeast San Fernando Valley. In June, 2003 this Board instructed the Chief Executive Officer to negotiate a lease with CIS for the use of a building known as the Crafts Warehouse located within the Consolidated Fire Protection District (District) Pacoima Warehouse Complex for this purpose. A lease agreement between the District and CIS was consummated on August 6, 2003. The County provided \$150,000 towards this effort from the Third Supervisorial District Anti-Gang Strategies Program.

Some time later, however, the District determined that the Crafts Warehouse property was needed for Fire District purposes. In order to accommodate the important community program provided by CIS, the District identified a parcel of unimproved land (the Land Parcel), approximately equivalent in size to the warehouse site, that was considered surplus to the District's needs. Furthermore, CIS reformulated its plans for the Job Training Center to include space for Probation Department needs.

As a result of these developments, in October, 2005 the Board instructed the CEO to substantially revise the arrangement with CIS. The original lease was terminated. The County entered into a gratis ground lease with the District for the use of the Land Parcel for a ten-year term with an option to extend for an additional five years.

MOTION

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The County also entered into a gratis sublease with CIS for the use of the Land Parcel for a primary term of five years, with two optional two-and-one-half year extensions, for its development and improvement with a suitable pre-fabricated structure for use by CIS as a Job Training Center, with the Probation Department to participate in the program and utilize a portion of the completed space. These arrangements were approved by the Board in March, 2006. In addition, \$300,000 from Probation Department 2004-05 one-time savings was appropriated to this project, and a \$200,000 grant from the City of Los Angeles was also made available to complete construction of the facility.

Since the effective date of the sublease, CIS has encountered unanticipated delays and escalation of the scope of the project. While \$360,005 has been expended from the County's appropriation of \$450,000, leaving approximately \$90,000; the cost estimate has increased to \$1,974,000.

As of this time, \$750,000 in Third District Capital Project funds is available in the County's 2008-09 Capital Projects/Refurbishments Budget to complete the funding of the project. As part of its efforts to secure the additional funding necessary to complete construction of the facility, CIS has applied for a \$1,200,000 grant from the City of Los Angeles Redevelopment Agency (Agency) and other agencies. Because grant funds will be spent on property that is not owned by the City or Agency, applicable law requires this Board make a finding that no other reasonable funding sources are available for the project. This collaborative effort will address the needs of the community by providing youth, young adults, and adults with job development and job training, job readiness services, HOST Curriculum Tutoring, computer training, parenting classes, and a Youth Academy. The Probation Department will participate in the program and utilize a portion of the completed space.

I, THEREFORE, MOVE that the Board:

1. Instruct the Chief Executive Officer to negotiate and execute, on behalf of the County a new gratis ground lease agreement with the Fire District for the Land Parcel for a 20-year term; terminate the lease with the County dated March 23, 2006, negotiate a new gratis sublease from County to CIS for a 20-year term with the building to revert to the Fire District at the end of the term; terminate the County's existing sublease with CIS dated March 23, 2006.
2. Direct the Chief Executive Officer and Auditor-Controller to execute an appropriation adjustment transferring \$750,000 from Capital Project No. 77045 (Various 3rd District Improvements) in the Capital Projects/Refurbishments Budget to the Project and Facility Development Budget (Org. No. 10190).
3. Authorize the Chief Executive Officer to execute a funding agreement to transfer \$750,000 from the Project and Facility Development Budget to CIS to complete funding for construction of the Center at the Fire District's Pacoima Facility.
4. Find that the lease and development of the Land Parcel is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to Section 15303 of the State CEQA Guidelines (New Construction or Conversion of Small Structures) and Class 3 of the Environmental Document Reporting Procedures and Guidelines adopted by your Board on November 17, 1987.
5. Find that \$750,000 has been appropriated by Los Angeles County for use by CIS toward the construction of a facility to house a CIS job-training center in the San Fernando Valley, for at-risk and probation youths; and that no other reasonable funding sources to complete construction of the Center are currently available, other than the proposed grant of City of Los Angeles Community Redevelopment Agency funds in the amount of \$1,200,000.